065.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	807,100 / 807,100
					USE VALUE:	807,100 / 807,100
					ASSESSED:	807,100 / 807,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
27		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RECK MATTHEW L & LORI M
Owner 2:	
Owner 3:	
Street 1:	27 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WONG KWOK KIN -
Owner 2:	SIMON NAOMI M -
Street 1:	27 RICHFIELD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: U
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,628 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1973, having primarily Wood Shingle Exterior and 1702 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5628.000	394,100	800	412,200	807,100
Total Card	0.129	394,100	800	412,200	807,100
Total Parcel	0.129	394,100	800	412,200	807,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 474.21 | /Parcel: 474.2

Legal Description

User Acct 41378

GIS Ref

GIS Ref

Insp Date 11/14/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 065.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	394,300	800	5,628.	412,200	807,300	807,300	Year End Roll	12/18/2019
2019	101	FV	292,000	0	5,628.	382,700	674,700	674,700	Year End Roll	1/3/2019
2018	101	FV	292,000	0	5,628.	382,700	674,700	674,700	Year End Roll	12/20/2017
2017	101	FV	292,000	0	5,628.	335,600	627,600	627,600	Year End Roll	1/3/2017
2016	101	FV	292,000	0	5,628.	306,200	598,200	598,200	Year End	1/4/2016
2015	101	FV	285,800	0	5,628.	270,900	556,700	556,700	Year End Roll	12/11/2014
2014	101	FV	285,800	0	5,628.	256,100	541,900	541,900	Year End Roll	12/16/2013
2013	101	FV	283,700	0	5,628.	243,800	527,500	527,500		12/13/2012

!5574!

PRINT

Date	Time
12/10/20	20:26:32

LAST REV

Date	Time
10/10/19	11:38:57

apro

5574

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WONG KWOK KIN,	54742-349		5/27/2010		551,000	No	No		
HOLMES PHILIP	28555-9		5/8/1998		310,000	No	No		Y

USER DEFINED

Prior Id # 1:	41378
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2014	699	Wood Dec	14,000					
3/26/2013	423	Redo Kit	10,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/14/2018	MEAS&NOTICE	BS	Barbara S
6/26/2014	External Ins	PC	PHIL C
4/9/2009	Measured	372	PATRIOT
11/6/1999	Missed Appt.	266	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/26/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5628		Sq. Ft.	Site		0	70.	1.05	12									412,189						412,200	

Total AC/HA: 0.12920 | Total SF/SM: 5628 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 412,189 | Spl Credit | Total: 412,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1973	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	13 - Radiant Elec		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.9	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.26692128
Const Adj.:	0.98000199
Adj $ / SQ:	167.614
Other Features:	133098
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	474303
Depreciation:	80157
Depreciated Total:	394146

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

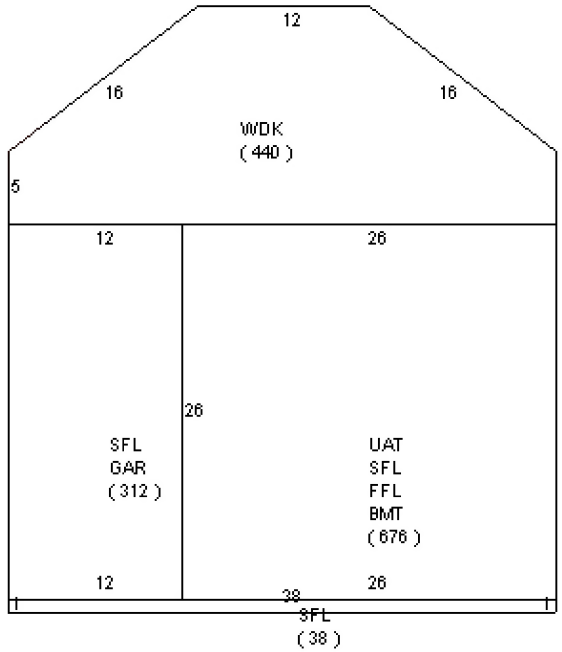
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	167.61
Special Features:	0	Val/Su Net:	119.46
Final Total:	394100	Val/Su SzAd	231.55

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,026	167.610	171,972
BMT	Basement	676	50.280	33,992
FFL	First Floor	676	167.610	113,307
WDK	Deck	440	8.110	3,567
GAR	Garage	312	22.550	7,036
UAT	Upper Attic	169	67.050	11,331

Net Sketched Area:	3,299			Total:	341,205
Size Ad	1702	Gross Are	3806	FinArea	1702

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	2	8X10	A	AV	2000	6.00	T	15.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800